



**PLANNING COMMISSION WORKSESSION
MINUTES
APRIL 29, 2009
4:30 PM
CITY OF FREDERICKSBURG
715 PRINCESS ANNE STREET
SECOND FLOOR CONFERENCE ROOM**

COMMISSION MEMBERS

**Edward F. Whelan, Chair
Roy F. Gratz
Vincent C. Ramoneda
Ricardo Rigual
Susan Spears**

CITY STAFF

**Raymond P. Ocel, Jr., Director
Planning & Community Dev.
Debra M. Ward, Zoning Officer
Kevin Utt, Site Development Mgr.**

GUEST: John Tippet, Executive Director / Friends of the Rappahannock (FOR)

CALL TO ORDER

The April 29, 2009 Planning Commission worksession was called to order at 4:30 p.m. by Chairman Whelan who had staff begin a presentation on proposed amendments to the Zoning Ordinance and the Subdivision Ordinance to incorporate low impact development practices.

LOW IMPACT DEVELOPMENT (LID)

Kevin Utt and John Tippet gave an overview of LID and the proposed amendments to both the Zoning and Subdivision Ordinances. These proposed ordinance amendments will incorporate the use of low impact development requirements.

The creation of the proposed ordinances was the result of several round table discussions that included members of City staff (Kevin Utt/Kathleen Dooley), FOR, the Fredericksburg Area Builders Association, local engineers, Williamsburg Environmental Group, Silver Company, and Garrett Development.

FOR applied for and received a grant from the Department of Conservation Resources to fund their assistance to the City in the creation of the ordinances.

Mr. Tippet gave a short power point presentation explaining stormwater management and how LID practices work. The following is some of the information from Mr. Tippet's presentation:

- Stormwater management is used to cope with the amount of impervious cover created by development and re-development (structures and parking lots).
- Runoff from impervious cover causes increased stream capacity and that in turn causes erosion, silt build up and can impact aquatic life.
- In the past the conventional method of dealing with stormwater was to get the water off the site into retaining ponds. In recent years research shows that ponds do slow down runoff, but do not allow water to be absorbed back into the development area and ponds still causes an increase in stream capacity.
- The goal of LID is to mimic pre-development water absorption by using small scale practices near the source of runoff from impervious surfaces. LID practices make landscape functional. The passing of water through the soil is the most effective way of cleaning pollutants from the runoff.
- Two types of small scale LID practices are rain gardens, small landscaped depressions created as part of the landscaping feature, and rain barrels that capture stormwater for later reuse on the site. Rain gardens are created with amended soil, soil that is replaced or added to, so that the new, loamy soil acts as a sponge.
- Research shows that 10% of LID features have maintenance issues that cause decreased functionality. Stormwater ponds also have maintenance issues and place a burden of responsibility on HOAs and/or local jurisdictions.
- Homeowners do need to be educated as to maintenance of any LID features that may be on their property. However, unless the property owner actually changes the grade on the property, an untended feature can still be functional.
- Maintenance agreements for BMPs are used today and will still need to be used whether the stormwater is captured in a pond or in LID features located throughout a development. HOAs could handle all the maintenance agreements for a subdivision or each property owner with LID may have to sign an agreement.
- When LID features are created, residential or commercial, photo documentation is required by the City's site development manager as a means of recording each step of the design and installation. The reason for this is that most failures of LID features are from poor design or installation.
- LID is extremely effective at removing parking lot pollutants. Both quality and quantity of stormwater is improved.
- Other means to capture and reuse stormwater are through the use of permeable pavers, cisterns and green roofs.

The City is proposing these new amendments to coordinate with new stormwater regulations that will soon be required by the state.

Options that will be offered to developers are:

- The ability to purchase off-site locations for LID when a development site is not suitable for on-site facilities.
- In-lieu fees that will be collected from developers by the City to be used to retrofit existing sites with LID.

All new or redeveloped parking lots must drain to a filtration practice.

New state regulations will greatly decrease the acceptable amount of phosphorous created by development runoff.

The proposed ordinance requires that the first ½ inch of rainfall from each storm event must be captured. This requirement will allow for 75% of rainfall to be captured on site annually.

A second discussion took place with the Planning Commission and Kevin Utt on the need for updates to be made to the Chesapeake Bay Preservation Area map. The map update, which shows resource protection areas and resource management areas, is one item that Mr. Utt must do to meet the Chesapeake Bay Local Assistance requirements.

Meeting adjourned at 5:45 PM.